

Notice of:

☒ **Refusal**

☐ **Referral**

Application Number: ZP-2020-000051	Zoning District(s): RSA5	Date of Refusal: 4/27/2020
Address/Location: 2137-39 E SOMERSET ST, Philadelphia, PA 19134-3912 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Mana Khandvala	Applicant Address:	

Application for:
ERECTION OF A SEMI-DETACHED STRUCTURE OFR USE AS MULTI FAMILY HOUSEHOLD LIVING (FIVE (5) DWELLING UNITS) WITH THREE EXTERIOR ACCESSORY PARKING SPACE.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Reference **Proposed Use is Refused for the Following:**

§14-

Per Table 14-602-1 - The Proposed Use as Multi family Household living is prohibited in the RSA-5 Zoned District

Code Reference **Proposed Zoning is Refused for the Following:**

§14-

Per Code Sections 14-803(1)(b)(.1)(.a)(.ii) and Table 14-701-1 A semi Detached structure in the RSA-5 Zoned district requires a 5' Side Yard. Parking cannot be in the required side yard. The proposed parking spaces are in the required side yard

ONE (1) USE REFUSAL /
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

Enter notes here...

Cc: Owner:



EXAMINER NAME
PLANS EXAMINER

4/27/2020
DATE SIGNED

Zoning Permit

Permit Number ZP-2020-000051

LOCATION OF WORK 2137-39 E SOMERSET ST, Philadelphia, PA 19134-3912	PERMIT FEE \$950.00	DATE ISSUED 9/30/2020
	ZBA CALENDAR MI-2020-000805	ZBA DECISION DATE 9/30/2020
	ZONING DISTRICTS RSA5	

PERMIT HOLDER SOMETHING SOMERSET LLC	STE 307 1639 N HANCOCK ST PHILADELPHIA PA 19122
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APPLICANT ALMA architecture DBA: ALMA architecture	441 North 5th StreetPhiladelphia, PA 19123USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT ERECTION OF A SEMI-DETACHED STRUCTURE FOR USE AS MULTI FAMILY HOUSEHOLD LIVING (FIVE (5) DWELLING UNITS) WITH THREE EXTERIOR ACCESSORY PARKING SPACE. AMENDED 4-8-2021 - ADDITION OF FULLY CODE COMPLIANT REAR DECKS AT 2ND AND 3RD FLOORS AND PATIO AT 1ST FLOOR.
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APPROVED USE(S) Residential - Household Living - Single-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-000051

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2137-39 E SOMERSET ST, Philadelphia, PA 19134-3912

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

This permit is subject to the following specific conditions.

CONDITIONS

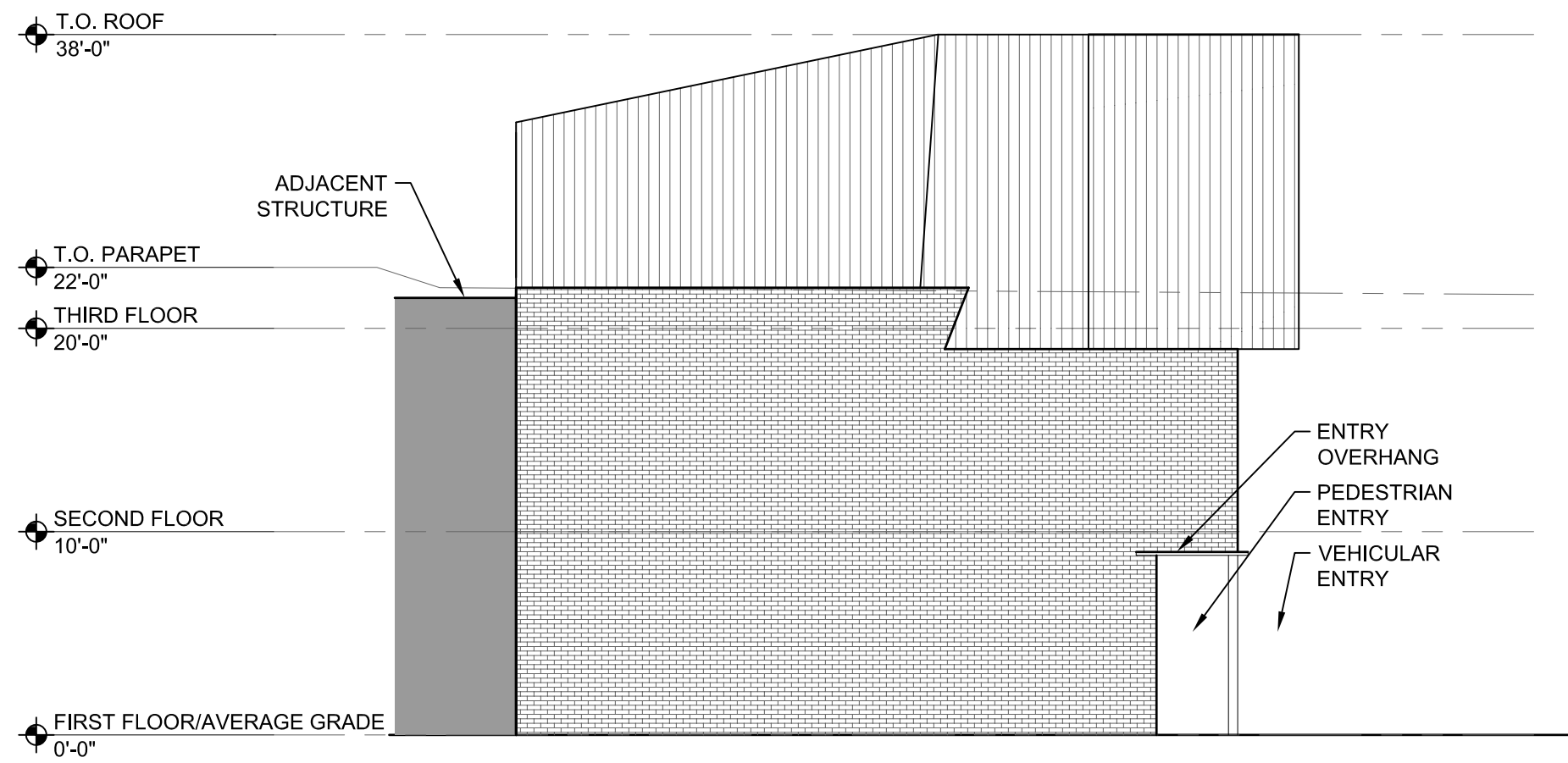
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

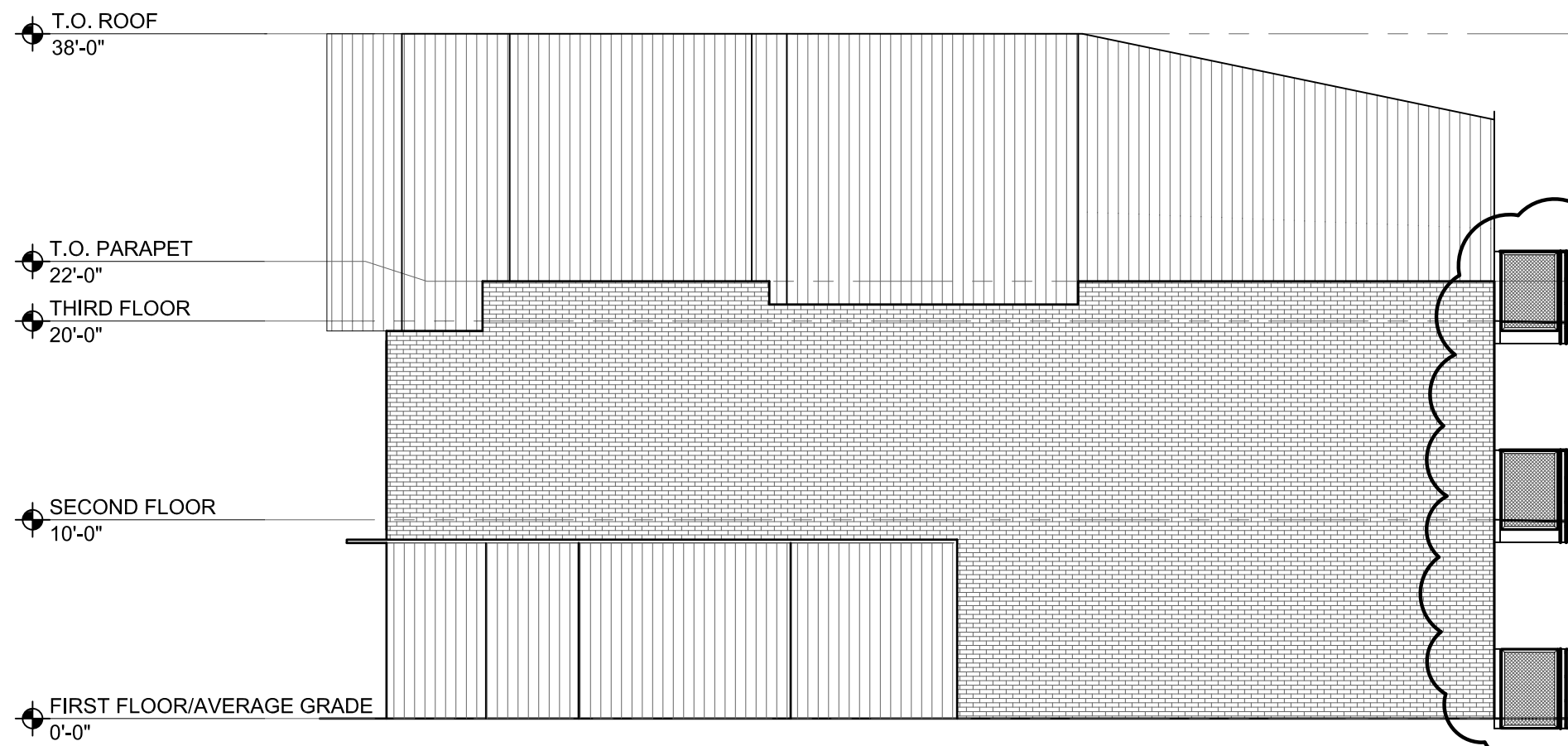
See § 14-303 of the Philadelphia Zoning Code for more information.



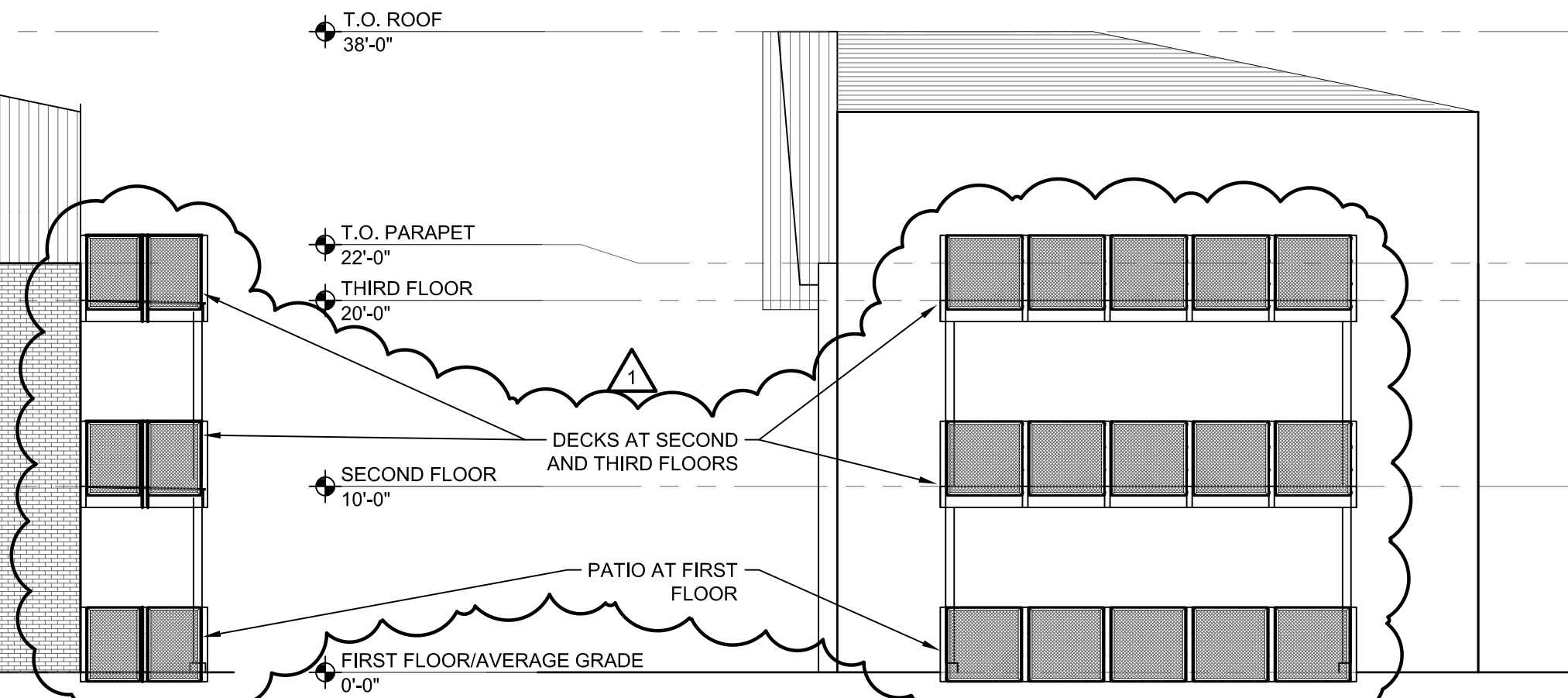
TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



1 West Elevation
SCALE: 1/8"=1'-0"



2 South Elevation
SCALE: 1/8"=1'-0"

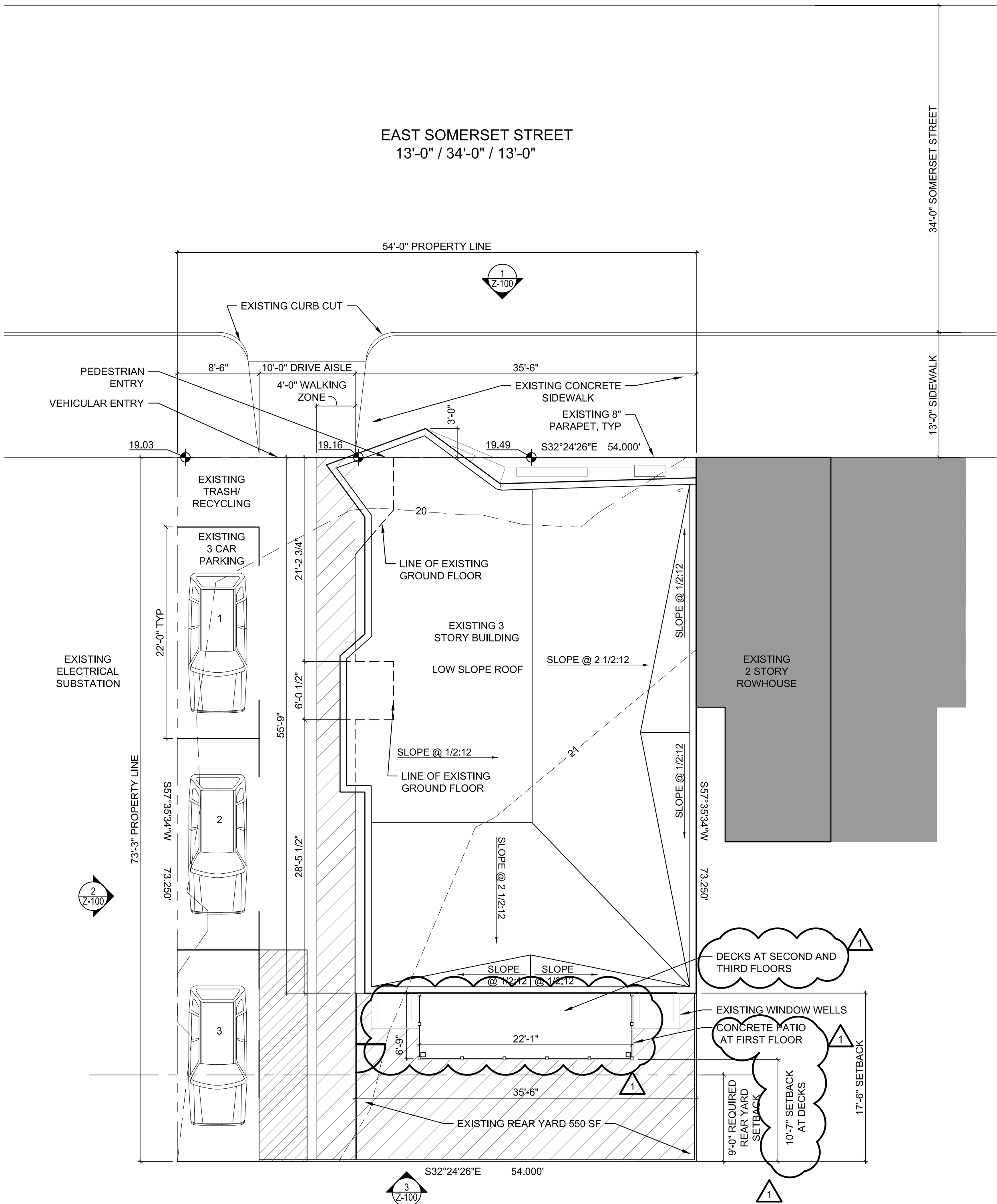


3 East Elevation
SCALE: 1/8"=1'-0"

ZONING

2137 - 2141 SOMERSET STREET

	REQUIRED	EXISTING	PROPOSED
ZONING CLASSIFICATION	ZONED RSA-5		
BLDG TYPE	DETACHED/ SEMI-DETACHED/ ATTACHED	SEMI-DETACHED	
PERMITTED USE	SINGLE-FAMILY	MULTI-FAMILY: 5 RESIDENTIAL UNITS	
MIN. LOT WIDTH	16'	54'	
MAX. OCCUPIED AREA (%)	75% (intermediate)	50%	
MIN. FRONT SETBACK	IF ABUTTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING CONTAIN ONLY TWO STORIES OF ENCLOSED AREA, THE STORIES ABOVE THE SECOND STORY OF THE ATTACHED HOUSE SHALL BE SET BACK AN ADDITIONAL 8' FROM THE MINIMUM SETBACK ON ANY GIVEN STREET, THE FRONT SETBACK SHALL BE NO DEEPER/ SHALLOWER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE DEEPEST/ SHALLOWEST FRONT SETBACK	1'	NO CHANGE AS PER PREVIOUSLY APPROVED IN PERMIT # ZP-2020-000051
MIN. SIDE YARD, EA.	N/A	NO CHANGE	
MIN. REAR YARD DEPTH	9'	17'-6"	
MAX. HEIGHT	38'	38'	
PARKING	0	3 SPACES @ 8'-6" x 22'	
ACCESSORY USES AND STRUCTURES:			
DECKS	DECKS ARE PROHIBITED IN REQUIRED FRONT AND SIDE YARDS. DECKS ARE PERMITTED BETWEEN REAR WALL OF BUILDING AND PROPERTY LINE.	N/A	DECKS IN REAR YARD
FENCES, GUARD RAILS AND PRIVACY SCREENS	MAY NOT EXCEED 42", EXCEPT PRIVACY SCREENS UP TO 60" H AND 50% OPAQUE MAY BE INSTALLED ON SIDES OF DECKS PARALLEL TO SIDE LOT LINES.	N/A	42" GUARDRAIL
ROOF, WALLS, STAIRS	DECK MAY NOT BE ENCLOSED BY WALLS OR ROOF ABOVE OR BELOW DECK SURFACE; STAIRS FROM GROUND LEVEL TO DECK PERMITTED, EXCEPT IN CASE OF ATTACHED BUILDINGS.	N/A	N/A
MINIMUM DISTANCE FROM REQUIRED REAR YARD	DECK MAY ENCROACH INTO REQUIRED REAR YARD ONLY IF DECK FLOOR LEVEL AT OR BELOW FIRST STORY FLOOR LEVEL (MUST BE FULLY ABOVE GRADE), MUST NOT BE CLOSER THAN 3' FROM A REAR LOT LINE SERVING TWO OR MORE LOTS.	N/A	REQUIRED REAR YARD = 9'-0" REAR YARD AT DECKS = 10'-7"
MINIMUM DISTANCE FROM LOT LINE	DECKS MUST BE CONSTRUCTED SO THAT ALL VERTICAL SUPPORT ELEMENTS ARE LOCATED A MINIMUM DISTANCE OF 18" FROM ALL LOT LINES.	N/A	±6'-0", 26'-0" FROM SUPPORT ELEMENTS TO SIDE PROPERTY LINES, 10'-7" FROM REAR



4 Proposed Site Plan
SCALE: 1/8"=1'-0"

ALMA
architecture

team

ALMA architecture llc
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Philadelphia, PA 19123
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www.almaarchitecture.com

NO.	REVISION / ISSUE	DATE
	Zoning Set	03/11/2020
1	DECKS ADDITION	02/01/2021

project name + address.

Somerset Street Development

2137-39 East Somerset Street
Philadelphia, PA 19134

project number.
2001

sheet.

Z-100

date.
03/02/2020

sheet title.

Site Plans: Existing & Proposed

